

Fire Protection Report  
Esteban Rodriguez  
Preliminary Plan

August 14, 2024

Applicant/Owner: Brent Houser Enterprises, LLC  
11890 Garrett Road  
Peyton, CO 80831-7685

Consultant: William Guman & Associates, Ltd.  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
Tel: Bill Guman: (719) 633-9700

Tax Schedule No.: 4300000534, 4300000537, 4300000538

**Request:**

Major subdivision of 493.21 acres including 145 rural lots (120 are RR-2.5 and 22 are RR-5.0) on 415.39 acres for single-family homes, community commercial development of 12.03 acres, 7.48 acres of detention and 21.19 acres of open space. All lots are accessed by public right-of-way with typical rural local residential and typical rural minor collector roadway section. There are no Colorado Department of Transportation roadways involved in the project.

This report defines the Fire Protection by describing the Fire Authority's capabilities including existing and proposed equipment, facilities, services, and response time to provide fire protection for the subdivision.

**Site Description:**

The Esteban Rodriguez Subdivision is located within the east half of Section 2, the southwest quarter of the southeast quarter of the east half of Section 2, and the north half of the north half of Section 11, Township 13 South, Range 6 West of the 6<sup>th</sup> Prime Meridian, El Paso County, Colorado.

North: Judge Orr Road is directly to the north. The parcel just north is 86.28 acres and zoned A-35. It is currently being used as grazing land with 30 acres per animal unit. There are plans to create a vocational educational campus on the site. The campus will provide residences to teachers and other employees of the school.

East: The eastern property line is populated by A-35 zoning amongst six lots some of which are vacant land and others with single-family residences.

South: This area is primarily RR-5 zoning with single-family residences on them. There are two lots on the southwest which are zoned A-35, similarly with single-family residences on them.

sketch plan calls out only 142 lots, please adjust documentation so everything matches

West: To the west is the Saddlehorn Ranch development (Filings 4 and 5) which are zoned RR-2.5 with single-family residences planned therein.

The existing zoning is A-35.

**Proposed Development Description:**

The proposed development includes 415.39 acres containing approximately 145 residential 2.5 to 5.4 acre single-family rural estate lots (2.5-acre minimum size per lot), 21.19 acres of open space, and 12.03 acres of commercial development. The entire 493.21 acres includes the residential lot area, roadways, and tracts.

**Fire Protection:**

Fire protection is to be provided for this subdivision by the Falcon Fire Protection District (FFPD), D6 and D6a. The FFPD is comprised entirely of unincorporated areas of El Paso County, Colorado's most populous county. The District has no organized towns or cities. Having opened in 2021, Fire Station 3, the newest of FFPD's District Stations, responds to District 6 as well as District 3. It is located at 7020 Old Meridian Road, and houses one engine company and one ambulance crew. The fleet of vehicles housed at the station include:

- Brush 343, a 2006 Ford F350 with a 50 GPM pump, 300 gallon capacity.
- Tender 363, a 2005 Kenworth with a 500 GPM pump, 2,000 gallon capacity.
- Engine 313, a 2018 Rosenbauer Commander with a 1,000 GPM pump, 750 gallon capacity.
- Medic 3, a 2018 Ford F450 advanced life support ambulance.

The Land Development Code requirement to be able to be served by the FFPD is accessibility, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. These code requirements are met with the 60' right-of-way extensions with local and rural paved roadway sections meeting the IFC requirements. The typical sections of the roadways are sufficient for access. The cul-de-sacs at the end of roadways are per County standards and meet the Fire District's turnaround template by meeting the dimensions for radius diameter and curves. The internal roadways are fully accessible by an emergency vehicle.

There are no planned emergency access roads separate from the internal streets. There will be coordination with the County and Fire District to provide accessibility to the development.

There are no fire hydrants, private lot hydrants or sprinklers located on the project. In order to meet FFPD standards, a centralized cistern is proposed. The cistern should be in a centralized location with acceptable distance to the dwelling units and sufficient water supply volume. As a part of the fire protection mitigation measures, the site will utilize a 30,000 gallon cistern to provide to responding firefighters (Option 3-Underground Fire Protection Cistern under [Water Supply Options for New Construction](#) published by the Falcon Fire Protection District. If a greater capacity is required by FFPD, we will comply with its advisement.

Respectfully,

Ed Morgan, PLA – Project Planner